

**ATTACHMENT 1
EXHIBIT A – FINDINGS
DRC2013-00006 / VARGAS**

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on May 15, 2014 of issuance for this project. Mitigation measures are proposed to address aesthetics, biological resources, air quality, geology and soils, public services/ utilities, and wastewater, and water/hydrology and are included as conditions of approval.

Minor Use Permit

- B. The proposed project is a wine production facility to process on-site grapes which is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies including the agricultural and open space policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the winery does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the winery will not conflict with the surrounding lands and uses.
- F. The proposed winery will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project because the project is located on Vista Del Paso, a private driveway and then onto 10th Street, a local road constructed to handle any additional traffic associated with this project.

Winery Modification

- G. As allowed by Section 22.30.070, a rear setback of 50 feet is justified because this location would reduce grading impacts and would not require the existing buried utility lines to be removed and relocated. Implementation of the reduced setback would not result in any significant impacts.